

C

Jack Ice cap >

iMessage

Jun 23, 2020, 2:26 PM

Hi vareena it's Jack Oved  
from ICE

Just checking up on the draw  
request. Make sure the  
inspection was ordered and  
inspector is scheduled

Jun 24, 2020, 1:44 PM

Hey, any update here?

Oct 19, 2020, 11:17 AM

Hi, I'm on the phone right  
now. Can we talk later?

Good morning. It's been 13  
days since I made loan  
current still no payoff....  
closing set for tomorrow



Oct 30, 2020, 11:45 AM

Can we set up a call for  
Monday with you your  
investor and toorak?

Good afternoon. He doesn't  
want to be part of a  
conversation. He is an angel  
investor. Please try for  
\$65-70k towards interest  
waive lates and \$9k at time  
of draw. He was upset to find  
out about tent receiver. Let  
me know how this works. If  
we can do that we will have a  
deal.

Toorak asked for a call with  
you and the investor

I personally think if he is  
making an investment, He  
should want to be on the  
phone if he wants to



Jack Ice cap >

I personally think if he is making an investment, He should want to be on the phone if he wants to understand whether or not toorak(the noteholder and decision maker of what the plan to do with this receiver) will be willing to work with you/him. He can get comfortable with them and with his investment

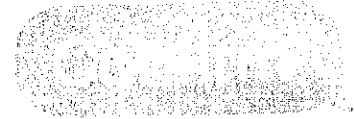
Sun, Nov 1, 10:09 PM

Hi Vareena, sorry for texting over the weekend. I got confirmation for 11am tomorrow morning for a call with Toorak as you requested any time between 10-12. Please confirm



Jack Ice cap >

Mon, Nov 2, 8:51 AM



Ok elliot will send you a call in  
number soon

Mon, Nov 2, 10:55 AM

Toorak team responded they  
arent available now at 11

We will schedule for 12

They just said 12 is not  
possible :( can we do 4pm?

OK

My attorney is asking why  
the hold up?

Because we didnt get them  
confirmation of the call until  
this morning and their  
calendar was booked up

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Because we didnt get them  
confirmation of the call until  
this morning and their  
calendar was booked up  
already

Ok but we are on at 4pm.  
Other attorney want to close

Text Message

Ok

iMessage

Mon, Nov 2, 4:03 PM

Hi, we are on the call

425-436-6342;1383679

Not sure how

Tue, Nov 3, 8:01 AM

Hi can you see if they can

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Hi can you see if they can  
send something in writing  
that we can apply to  
payments

The \$31k? I think they  
already agreed it can be  
applied to payments

Ok can you send that. His  
concern are we are not able  
to come to terms. I told him  
you are trying to work it out  
and it's more likely then not  
that we will.

Ok i just emailed them

Confirmation needs to come  
from them

Ok sounds good then they  
will release funds

Tue, Nov 3, 12:35 PM



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Tue, Nov 3, 12:35 PM

Any news?

?

They will apply it to regular interest but there is no agreement to waive anything until we have the broader reinstatement figured out for Johnson

Tue, Nov 3, 6:50 PM

Hi, did closing happen today?

Text Message

Tue, Nov 3, 10:54 PM

Hi, did closing happen today?

iMessage

Wed, Nov 4, 3:20 PM

We just sent you the payoff





Jack Ice cap &gt;

The upstairs windows are only issue. He will fix all he wants to go by the original scope

He will be completely finishing property to have in sale condition.

His budget is \$130,000

Please send me a copy of receivers report. I can not get in property

He saw it the day after locks were charged

Receiver changed locks. Did you get any word from Toorak? I really need this ASAP because angel investor want to get them started ASAP Don't wanna loss them

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I spoke to toorak. We need to understand the gc scope before allowing him to do work on the property and consider releasing the receivorship

So when you have it please send

Mon, Nov 16, 2:47 PM

Just tried calling you back

Tue, Nov 17, 12:57 PM

Hi pls send me scope of work

Tue, Nov 17, 2:23 PM

He will complete it today.  
With time line as per Eliott request

Greet



Jack Ice cap >

\*\*\*\*\*

Great

Thu, Nov 19, 6:13 PM

Hi Vareena

Havent heard back from you.  
Are you still planning on  
sending us the scope

Text Message

Hi Vareena

Havent heard back from you.  
Are you still planning on  
sending us the scope

iMessage

Yes m waiting from  
contractor

Does he realize the urgency  
of getting us this?



Jack Ice cap >

Toorak has been asking me about it day after day. we told them that you can get the project done within 60 days and now they're telling me this guy can't even get us a scope of work in a week how is it going to be able to finish the project in 60 days

Yes he was trying to get back in for a full scope. He's sending tonight

It just looks bad. But I'm gonna do whatever I can to help you

Eliott scared guy. He wanted my attorney to file a motion to show cause my attorney assured him that he will make sure that I will be ok. Meaning his money is safe. The

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Fri, Nov 20, 1:24 PM

Let's chat on WhatsApp! It's  
a fast, simple, and secure app  
we can use to message and  
call each other for free. Get it  
at



**Download WhatsApp**

[whatsapp.com](https://whatsapp.com)

Tue, Dec 15, 3:05 PM

Hey Vareena, give me a call  
when you can please.

Mon, Dec 28, 11:36 AM

Hi Vareena good morning



D

Version #: 1  
Quote Version: FINAL  
Quote Issued On: October 23, 2020  
Quote Valid Through: October 31, 2020



To: Hilton Holdings 38 LLC

Re: 38 Hilton St  
38 Hilton St  
East Orange, NJ 07017

Investor Loan No. SNCO075  
Cohen Loan No. 330172789

We have prepared the following figures for the payoff that is to occur on October 31, 2020:

Parameters	Amount	Account
	\$ 260,500.00	Principal
10/01/20 to 10/31/20 @ 9.50%	\$ 2,062.30	Regular Interest
	\$ 200.00	Doc Processing Fee
	\$ 721.78	Late Charge
	\$ 138.00	Reval Fee
	\$ 1,000.00	Special Servicing Fee
	\$ 3,938.43	Disposition Fee
	\$ 2,555.00	Legal Fee
	\$ 31,477.08	330172790 Cross Default
	\$ (4,350.84)	Unapplied
	\$ 298,242.75	Total
	\$ 68.74	Regular Interest Per Diem

All Funds must be received by 2:00 PM CT to receive same day credit.

You are still responsible for keeping your account current during the payoff process.

Your loan is not signed up for automatic ACH payments, and you will not be required to submit an automatic ACH cancellation request prior to payoff.

If applicable, escrow will be refunded under a separate cover.

Satisfactions and Note will be returned in the ordinary course of business.

Every effort has been made to ensure the informational accuracy of this Payoff Quote and, if applicable, all accompanying attachment(s). Please review the loan number, name of mortgagor, property address, and principal balance, and confirm this information agrees with your record of the loan. Notification is hereby given that, in the event of error or omission, the lender does not, in any way, prejudice its right and entitlement to all monies lawfully due it under the terms of the Mortgage, Note or related documents and provided that the loan documents contain no provisions that would prohibit prepayment. Mortgagor needs to review the loan documents for the existence of such provisions and be aware that this quote does not in any way alter or modify any of the terms therein.

Please have wired to the lender pursuant to the following wiring instructions:

Funds are to be wired to:	PNC Bank, N.A. (Pittsburgh, PA)
For credit to:	Cohen Financial
Account number:	1025481829
ABA routing number:	043000096
Reference:	330172789

## Closing Information

Date Issued  
Closing Date 10/29/2020  
Disbursement Date 10/29/2020  
Settlement Agent Collegiate Title  
File # NJOR20-15718  
Property 38 Hilton Street  
East Orange, NJ 07017  
Sale Price \$ 420,000

## Transaction Information

Borrower Krystle M. Davis  
38 Hilton Street  
East Orange, NJ 07017  
Seller Hilton Holdings 38 LLC  
1121 Johnston Drive  
Watchung, NJ 07060

## Summaries of Transactions

## SELLER'S TRANSACTION

Due to Seller at Closing \$ 420,064.44  
01 Sale Price of Property \$ 420,000.00  
02 Sale Price of Any Personal Property Included in Sale

03  
04  
05  
06  
07  
08

## Adjustments for Items Paid by Seller in Advance

09 City/Town Taxes to  
10 County Taxes to  
11 Assessments to  
12 Water/Sewer 10/29/2020 to 12/31/2020 \$ 64.44

13  
14  
15  
16

Due from Seller at Closing \$ 416,080.08  
01 Excess Deposit \$ 4,000.00  
02 Closing Costs Paid at Closing (M) \$ 103,046.69  
03 Existing Loan(s) Assumed or Taken Subject to  
04 Payoff of First Mortgage Loan \$ 298,242.75  
05 Payoff of Second Mortgage Loan

06  
07  
08  
09  
10  
11  
12

## Adjustments for Items Unpaid by Seller

13 City/Town Taxes 10/01/2020 to 10/29/2020 \$ 790.64  
14 County Taxes to  
15 Assessments to

16  
17  
18

## CALCULATION

Total Due to Seller at Closing \$ 420,064.44  
Total Due from Seller at Closing \$ 416,080.08  
Cash to Close ☐ From ☒ To Seller \$ 3,984.36

## Contact Information

## REAL ESTATE BROKER S

Name Re/Max First Realty II  
Address 409 North Avenue  
Cranford, NJ 07016  
License ID 1756924  
Contact Danny Anlius  
Contact License ID 1861417  
Email dannyanlius@gmail.com  
Phone (908) 327-2151

## REAL ESTATE BROKER S

Name KW City Life JC Realty  
Address 190 Christopher Columbus Drive  
Jersey City, NJ 07302  
License ID  
Contact Oscar Nunez  
Contact License ID 1539896  
Email oscarnunezsellsnj@gmail.com  
Phone (201) 519-4739

## SETTLEMENT AGENT

Name Collegiate Title Corporation  
Address 110 Marter Avenue, Suite 107  
Moorestown, NJ 08057  
License ID 9697424  
Contact Richard Ransom, Jr.  
Contact License ID 9697106  
Email packages@collegiatetitle.com  
Phone (856) 231-0990

**Questions?** If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at [www.consumerfinance.gov/mortgage-closing](http://www.consumerfinance.gov/mortgage-closing)

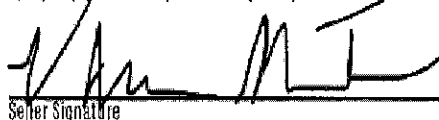


Loan Costs	Seller/Paid	
	At Closing	Before Closing
A. Origination Charges		
C1 % of Loan Amount (Points)		
B. Services Borrower Did Not Shop For		
C1		
C2		
C3		
C4		
C5		
C6		
C7		
C8		
C9		
C. Services Borrower Did Shop For		
C1 2 Cashier Check Fees for Water/Sewer Payments to	\$ 50.00	
C2 Overnight Tax and Sewer Payments to Collegiate Title	\$ 20.00	
C3 Wire Mortgage Payoff to Collegiate Title Recording	\$ 25.00	
C4 Wire Seller Proceeds to Collegiate Title Corporation	\$ 25.00	
C5		
C6		
C7		
C8		

Other Costs	
E. Taxes and Other Government Fees	
C1 Recording Fees Deed: Mortgage:	\$ 75.00
C2 Realty Transfer Fee to Collegiate Title Recording	\$ 3,407.00
C3 UCC Termination Recording Fee to Collegiate Title Recording	\$ 50.00
F. Prepaids	
C1 Homeowner's Insurance Premium mo. to	
C2 Mortgage Insurance Premium mo. to	
C3 Prepaid Interest per day from to	
C4 Property Taxes mo. to	
C5	
G. Initial Escrow Payment at Closing	
C1 Homeowner's Insurance per month for mo.	
C2 Mortgage Insurance \$ 0.00 per month for mo.	
C3 Property Taxes per month for mo.	
C4 Aggregate Adjustment	
C5	
C6	
C7	
C8	
H. Other	
C1 1st 1/4 2020 Taxes to City of East Orange	\$ 2,444.85
C2 2nd 1/4 2020 Taxes to City of East Orange	\$ 2,444.85
C3 3rd 1/4 2020 Taxes to City of East Orange	\$ 2,508.24
C4 4th 1/4 2019 Taxes to City of East Orange	\$ 2,475.18
C5 Advertising Costs to City of East Orange	\$ 56.13
C6 Attorney Fees to Harold P. Cook, III Esquire and Associates	\$ 1,500.00
C7 Escrow to Miles Law LLC	\$ 3,000.00
C8 Escrow Final Water to Collegiate Title Corporation Escrow	\$ 750.00
C9 FedEx Fees to Harold P. Cook, III Esquire and Associates	\$ 40.00
C10 Invoice to Ideal Contractors and Constructions LLC	\$ 61,220.00
C11 Open Water to 9/3/2020 to East Orange Water Commission	\$ 740.01
C12 Real Estate Commission Buyers Broker to Re/Max First	\$ 7,925.00
C13 Real Estate Commission Sellers Broker to KW City Life JC	\$ 10,525.00
C14 Tax Interest to 11/18/2020 to City of East Orange	\$ 3,536.39
C15 Tax Sale Prevention (Water) to City of East Orange	\$ 229.04
<b>TOTAL CLOSING COSTS</b>	<b>\$ 103,046.69</b>
	<b>\$ 20,125.60</b>

**Confirm Receipt**

By signing, you are only confirming that you have received this form.



Seller Signature

Date

Seller Signature

Date

E

Hilton Holdings 38 LLC

Refund	Refund	Refund	Refund
72789 - 1002	992820	2/3/2021	
	Refund	2/3/2021	\$23,167.19
PLEASE DETACH AND RETAIN FOR YOUR RECORDS			
			\$23,167.19

WARNING - THIS CHECK IS PROTECTED BY SPECIAL SECURITY FEATURES

**Situs** Situs Asset Management LLC  
P.O. Box 460529  
Houston TX 77058  
713-328-4400

PNC Bank  
10851 Mastin  
Overland Park, Kansas 66210

992820

DATE 2/3/2021

PAY Twenty-Three Thousand One Hundred Sixty-Seven Dollars And 19 Cents \$ \*\*\*\*23,167.19

Hilton Holdings 38 LLC  
377 S Harrison St  
East Orange NJ 07018

*Sherry Ward*

SECURITY FEATURES INCLUDE MICROPRINTING • VOID PANTOGRAPH • ENDOSEMENT BACKER • BROWN STAIN CHEMICAL REAGENT

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